

1 AN ORDINANCE regulating the location of  
2 mobile homes and establishing permit fees  
3 except when located in a licensed mobile  
4 home park.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 That there is hereby enacted the following regu-  
7 lations, requirements, and fees for the location of mobile  
8 homes within King County.

9 A mobile home is defined as follows: "Mobile Home"  
10 means a normally transportable single family dwelling unit  
11 used and/or designed for year round occupancy and containing  
12 plumbing, waste disposal, and electrical conveniences similar  
13 to that installed in immobile (conventional) housing.

14 A permanent foundation is defined as follows:  
15 A "Permanent Foundation" is one which is constructed of solid  
16 masonry or concrete and affixed to the land and to the structure  
17 in such a manner that it may not be readily removed. On per-  
18 manently placed mobile homes, adequate provisions shall be  
19 made for rodent control by perimeter foundations, skirting or  
20 other acceptable means.

21 The location of mobile homes on residentially zoned  
22 property shall be subject to the following conditions and  
23 payment of fees specified:

24 Section 1. A mobile home cannot be placed on the  
25 same lot with another mobile home or other residential unit.

26 A lot is defined as follows: "Lot" means a building  
27 site that is described by reference to a recorded plat,  
28 by metes and bounds, or by Section, Township and Range,  
29 which has direct legal access to a street or has access to a  
30 street over an easement approved by the County (recorded).

31 Section 2. Temporary Location Permits for existing  
32 mobile homes. Application for temporary location permits valid  
33 for that time period indicated on the permit, not to exceed

1 one year, may be made by owners of mobile homes which were  
2 located on private property prior to the effective date of  
3 this ordinance; which were not on permanent foundations;  
4 and by owners who do not wish to or cannot qualify to convert  
5 their mobile home into a permanent dwelling.

6 Applicants will be required to:

7 (a) Provide plot plans as required

8 (b) Provide proof of ownership of property or have  
9 property owner's written and notarized permission to locate on  
10 property

11 (c) Have an approved sewage disposal system.

12 All temporary location permits will be issued by  
13 the Department of Building and will be subject to Minimum  
14 Housing Code inspection.

15 The permit fee will be \$35.00 and is in addition to  
16 all other required permits for electrical, plumbing and sewage  
17 disposal systems.

18 Section 3. Mobile Home Planned Unit Developments.  
19 Permits for Approval for Occupancy will be issued to owners of  
20 mobile homes in approved planned unit developments subject to  
21 an on-site inspection.

22 Applicants will be required to:

23 (a) Provide plot plans as required

24 (b) Have Health Department approval for sewage  
25 disposal system, water supply, and gas supply system

26 (c) Meet all the conditions required by P.U.D.  
27 approval, if any.

28 On-site inspection will consist of:

29 (a) Setbacks  
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1 (b) Tie down (i.e., straps, bolts, cables or  
2 other acceptable means)

3 (c) Sewer, water, and gas connections

4 (d) Electrical connection

5 (e) Washington State Seal of Approval of mobile  
6 home where required by State law.

7 Permits will be issued by the Department of Building.

8 The fee will be \$25.00 per unit (except when licensed  
9 as a mobile home park) and is in addition to all other required  
10 permits for electrical, plumbing and sewage disposal systems.  
11 There will be no plan check fee.

12 Section 4. Mobile homes - Legal Nonconforming Status.  
13 Permits indicating a legal nonconforming status will be issued  
14 to owners of mobile homes located on private property prior to  
15 the effective date of this ordinance provided the required  
16 conditions are met within sixty days from the effective date  
17 of this ordinance.

18 Applicants will be required to:

19 (a) Provide plot plans as required

20 (b) Furnish proof of an approved plumbing and  
21 sewage disposal system, gas system, and water supply

22 (c) Have an approved foundation

23 (d) Be subject to Minimum Housing Code inspection.

24 Permits will be issued by the Department of Building.

25 The fee will be \$35.00 and is in addition to all  
26 other required permits for electrical, plumbing and sewage  
27 disposal systems.

28 If a legal nonconforming mobile home is altered or  
29 replaced, it must meet all conditions stipulated in Section 5  
30 of this ordinance pertaining to mobile homes converted to  
31 permanent dwellings.  
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1           Section 5. Mobile homes converted to permanent  
2 dwellings. Application for building permits to convert mobile  
3 homes to permanent dwellings will be made to the Department of  
4 Building.

5           Mobile homes converted to permanent dwellings shall  
6 be subject to the same regulations as conventional housing, i.e.,  
7 building, plumbing, wiring, and housing, or in the alternative,  
8 comparable, applicable State mobile home construction codes.

9           Applicants will be required to submit plans, obtain  
10 Health Department approval, and secure the required permits.

11           Permit fees will be on the same basis as permits for  
12 conventional buildings.

13           Section 6. Mobile homes - temporary uses for a maxi-  
14 mum six months subject to review and renewal.

15           (a) Applicants who are in the process of building  
16 a conventional dwelling may apply for a temporary permit which  
17 may be subject to renewal, to locate a mobile home on the  
18 property during the course of construction of the dwelling.  
19 Such permit shall not be issued until after a building permit  
20 (for the building) has been obtained.

21           (b) Mobile homes may be used as temporary offices  
22 on construction sites and/or as temporary business uses, i.e.,  
23 banks and real estate offices.

24           (c) Mobile homes may be used as caretaker's  
25 quarters at various job sites, i.e., construction projects,  
26 gravel pits and/or dumping operations.

27           Mobile homes used for temporary uses must have an  
28 approval on: sewage disposal system, water supply, and  
29 electrical connection.  
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1 A temporary use permit will be issued by the  
2 Department of Building. The fee will be \$25.00 and is in  
3 addition to all other required permits for electrical, plumbing  
4 and sewage disposal systems.

5 As a condition to securing a temporary permit under  
6 the provisions of this section, the owner shall deposit with  
7 the Building Official or in approved irrevocable escrow,  
8 cash or its equivalent in the minimum amount of \$300.00 to  
9 ensure compliance with the provisions of the permit.

10 Upon satisfactory termination of the Temporary Use  
11 Permit, said deposit shall be returned to the permittee.  
12 Failure to comply with said provisions shall result in for-  
13 feiture of the deposit, but shall in no way relieve the  
14 permittee of the responsibility of compliance with the pro-  
15 visions of the permit.

16 Section 7. Penalty for Violations. Any violation  
17 of or failure to comply with the provisions of this chapter  
18 shall subject the offender upon conviction thereof to a fine of  
19 not exceeding two hundred and fifty dollars (\$250.00) or to  
20 imprisonment for not exceeding ninety (90) days or both,  
21 and each day that such violation or failure to comply exists  
22 shall constitute a separate offense.

23 Section 8. Severability Clause. If any section,  
24 sub-section, paragraph, sentence, clause or phrase of this  
25 ordinance is for any reason held to be invalid or unconsti-  
26 tutional, such invalidity or unconstitutionality shall not  
27 effect the validity or constitutionality of the remaining  
28 portions of this ordinance, it being herein expressly declared  
29 that this ordinance and each section, sub-section, paragraph,  
30 sentence, clause and phrase thereof would have been adopted  
31 irrespective of the fact that any one or more other sections,  
32 sub-sections, paragraphs, sentences, clauses or phrases be  
33 declared invalid or unconstitutional.

PASSED this 20<sup>th</sup> day of July, 1970.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Bill Keams  
Chairman

ATTESTED:

Ralph Stender  
Clerk of the Council

APPROVED this 31<sup>st</sup> day of July, 1970.

ORDINANCE READINGS

1st 6-8-70  
2nd 7-20-70  
3rd 7-20-70  
Effective Date                     

John D. Spellman  
County Executive

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A "Permanent Foundation" is one which is constructed of solid masonry or concrete and affixed to the land and to the structure in such a manner that it may not be readily removed. On permanently placed mobile homes, adequate provisions shall be made for rodent control by perimeter foundations, skirting or other acceptable means.

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A lot is defined as follows: "Lot" means a building site that is described by reference to a recorded plat, by metes and bounds, or by Section, Township and Range, which has direct legal access to a street or has access to a street over an easement approved by the County (recorded).

Section 2. Temporary Location Permits for existing mobile homes. Application for temporary location permits valid for that time period indicated on the permit, not to exceed

1 one year, may be made by owners of mobile homes which were  
2 located on private property prior to the effective date of  
3 this ordinance; which were not on permanent foundations;  
4 and by owners who do not wish to or cannot qualify to convert  
5 their mobile home into a permanent dwelling.

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9 property owner's written and notarized permission to locate on  
10 property

11 (c) Have an approved sewage disposal system.

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13 the Department of Building and will be subject to Minimum  
14 Housing Code inspection.

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24 (b) Have Health Department approval for sewage  
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26 (c) Meet all the conditions required by P.U.D.  
27 approval, if any.

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(b) Tie down (i.e., straps, bolts, cables or other acceptable means)

(c) Sewer, water, and gas connections

(d) Electrical connection

(e) Washington State Seal of Approval of mobile home where required by State law.

Permits will be issued by the Department of Building.

The fee will be \$25.00 per unit (except when licensed as a mobile home park) and is in addition to all other required permits for electrical, plumbing and sewage disposal systems. There will be no plan check fee.

Section 4. Mobile homes - Legal Nonconforming Status. Permits indicating a legal nonconforming status will be issued to owners of mobile homes located on private property prior to the effective date of this ordinance provided the required conditions are met within sixty days from the effective date of this ordinance.

Applicants will be required to:

(a) Provide plot plans as required

(b) Furnish proof of an approved plumbing and sewage disposal system, gas system, and water supply

(c) Have an approved foundation

(d) Be subject to Minimum Housing Code inspection.

Permits will be issued by the Department of Building.

The fee will be \$35.00 and is in addition to all other required permits for electrical, plumbing and sewage disposal systems.

If a legal nonconforming mobile home is altered or replaced, it must meet all conditions stipulated in Section 5 of this ordinance pertaining to mobile homes converted to permanent dwellings.

1           Section 5. Mobile homes converted to permanent  
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8 comparable, applicable State mobile home construction codes.

9           Applicants will be required to submit plans, obtain  
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11          Permit fees will be on the same basis as permits for  
12 conventional buildings.

13          Section 6. Mobile homes - temporary uses for a maxi-  
14 mum six months subject to review and renewal.

15           (a) Applicants who are in the process of building  
16 a conventional dwelling may apply for a temporary permit which  
17 may be subject to renewal, to locate a mobile home on the  
18 property during the course of construction of the dwelling.  
19 Such permit shall not be issued until after a building permit  
20 (for the building) has been obtained.

21           (b) Mobile homes may be used as temporary offices  
22 on construction sites and/or as temporary business uses, i.e.,  
23 banks and real estate offices.

24           (c) Mobile homes may be used as caretaker's  
25 quarters at various job sites, i.e., construction projects,  
26 gravel pits and/or dumping operations.

27          Mobile homes used for temporary uses must have an  
28 approval on: sewage disposal system, water supply, and  
29 electrical connection.  
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A temporary use permit will be issued by the Department of Building. The fee will be \$25.00 and is in addition to all other required permits for electrical, plumbing and sewage disposal systems.

As a condition to securing a temporary permit under the provisions of this section, the owner shall deposit with the Building Official or in approved irrevocable escrow, cash or its equivalent in the minimum amount of \$300.00 to ensure compliance with the provisions of the permit.

Upon satisfactory termination of the Temporary Use Permit, said deposit shall be returned to the permittee. Failure to comply with said provisions shall result in forfeiture of the deposit, but shall in no way relieve the permittee of the responsibility of compliance with the provisions of the permit.

Section 7. Penalty for Violations. Any violation of or failure to comply with the provisions of this chapter shall subject the offender upon conviction thereof to a fine of not exceeding two hundred and fifty dollars (\$250.00) or to imprisonment for not exceeding ninety (90) days or both, and each day that such violation or failure to comply exists shall constitute a separate offense.

Section 8. Severability Clause. If any section, sub-section, paragraph, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not effect the validity or constitutionality of the remaining portions of this ordinance, it being herein expressly declared that this ordinance and each section, sub-section, paragraph, sentence, clause and phrase thereof would have been adopted irrespective of the fact that any one or more other sections, sub-sections, paragraphs, sentences, clauses or phrases be declared invalid or unconstitutional.